

## Structural Stability Report

Residential Flat No. 06, First Floor, " **Reshmanand Park Apartment** ", Survey No. 87/ 1/ 2+3+4+6+7+8 (P)/ 28, Plot No. 42, Near Chandrama Hospital, Ganesh Nagar, Janata Raja Colony, Makhmalabad Road, Dream Castle, Village – Nashik, Taluka – Nashik, District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India. belongs to **Name of Proposed Purchaser: Shri. Navanath Trimbak Wagh & Sau. Kanjana Navanath Wagh.** **Name of Owner: Pranjal Ramesh Bhat (Alias) Sau. Pranjal Rahul Khairnar. & Shri. Rahul Shrikrishna Khairnar.**

This is to certify that on visual inspection, it appears that the structure of " **Reshmanand Park Apartment** " is in normal condition and the future life can be reasonably taken under normal condition and with proper periodic repairs & maintenance is about 45 years.

### General Information:




A.	Introduction	
1	Name of Building	" <b>Reshmanand Park Apartment</b> "
2	Property Address	Residential Flat No. 06, First Floor, " <b>Reshmanand Park Apartment</b> ", Survey No. 87/ 1/ 2+3+4+6+7+8 (P)/ 28, Plot No. 42, Near Chandrama Hospital, Ganesh Nagar, Janata Raja Colony, Makhmalabad Road, Dream Castle, Village – Nashik, Taluka – Nashik, District - Nashik, PIN Code – 422 003, State – Maharashtra, Country – India.
3	Type of Building	Flat No. 06
4	No. of Floors	Ground + 3rd Upper Floors
5	Whether stilt / podium / open parking provided	Stilt Car Parking
6	Type of Construction	R.C.C. Framed Structure
7	Type of Foundation	R.C.C. Footing
8	Thickness of the External Walls	6' thick brick walls both sides plastered
9	Type of Compound	Brick Masonry Walls
10	Year of Construction	2008 (As per Full Occupancy Certificate)
11	Present age of building	15 years
12	Residual age of the building	45 years Subject to proper, preventive periodic maintenance & structural repairs.
13	No. of Flats	4 Flats on First Floor
14	Methodology adopted	As per visual site inspection



**Nashik** : 4, 1<sup>st</sup> Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)  
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### Our Pan India Presence at :

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<b>B. External Observation of the Building</b>		
1	Plaster	Good
2	Chajjas	Good
3	Plumbing	Good
4	Cracks on the external walls	Not Found
5	Filling cracks on the external walls	Not Found
6	Cracks on columns & beams	Not Found
7	Vegetation	Not Found
8	Leakages of water in the drainage pipes or water pipes	Not Found
9	Dampness external in the wall due to leakages	Found
10	Any other observation about the condition of external side of the building	The external condition of the structure is in Normal condition
<b>C Internal Observation of the common areas of the building and captioned premises</b>		
1	Beams (Cracks & Leakages)	Not found
2	Columns (Cracks & Leakages)	Not found
3	Ceiling (Cracks & Leakages)	Not found
4	Leakages inside the property	Not Found
5	Painting inside the property	Normal
6	Maintenance of staircase & cracks	Normal

<b>D Common Observation</b>		
1	Structural Audit of the Building Under Bye – Laws No. 77 of the Model Bye Laws (Co-Operative Societies Act / Rules)	As per bye Laws No. 77 of Co-Op. Societies bye Laws under the Act the society shall conduct a Structural Audit of the building of the society as follows
2	Remark	-

<b>E Conclusion</b>	
<p>The captioned Flat is having First floor which are constructed in year 2008 (As per Full Occupancy Certificate). Estimated future life under present circumstances is about 45years' subject to proper, preventive periodic maintenance &amp; structural repairs.</p> <p>The inspection dated 03.11.2023 reveals no structural damage or deterioration to the building. The building as well as the property is maintained in normal condition &amp; will stand future life subject to proper, preventive periodic maintenance &amp; Average structural repairs.</p> <p>Our Observations about the structure are given above.</p> <p>The above assessment is based on visual inspection only.</p>	

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.

## Actual site Photographs

